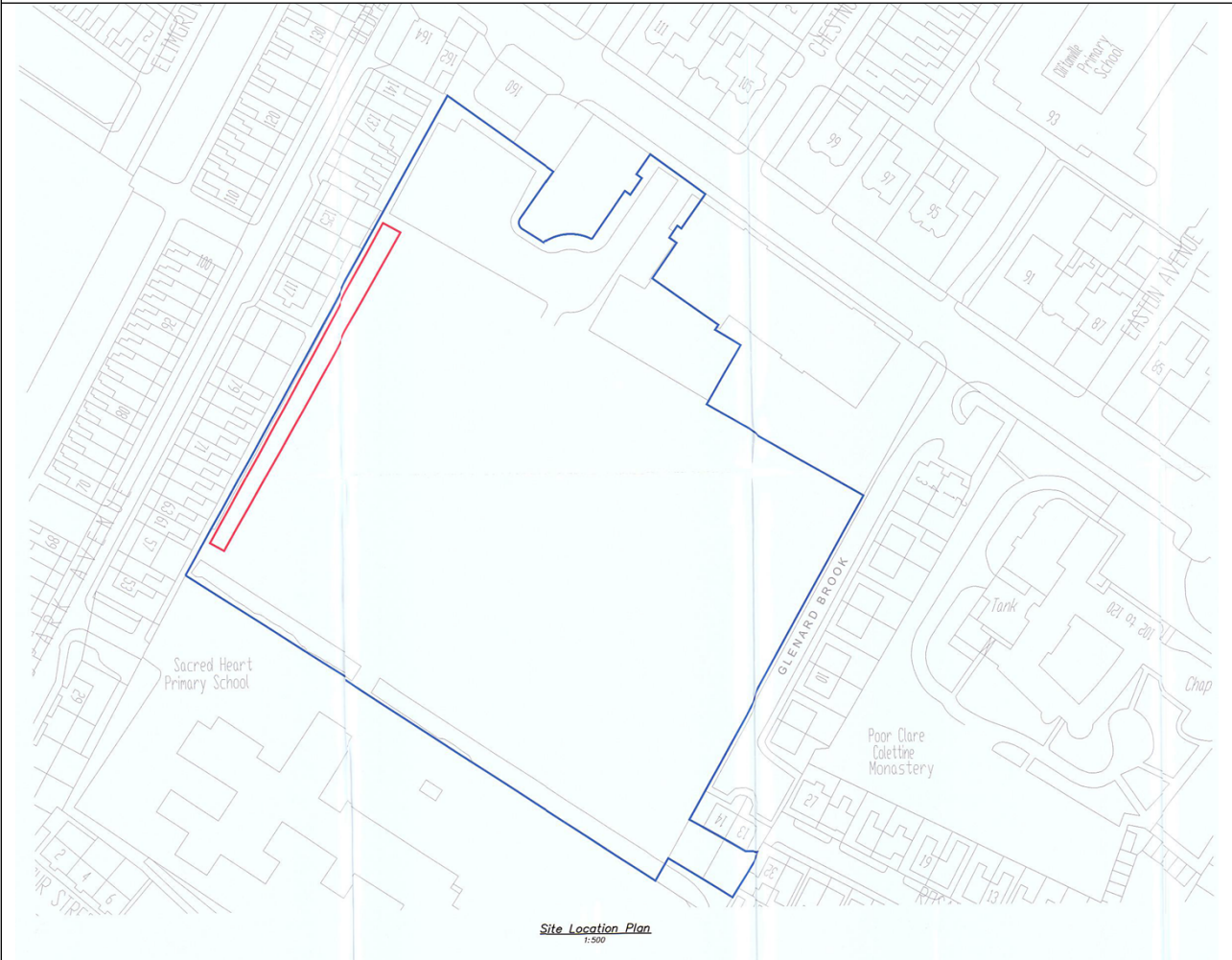


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 th February 2017	
Application ID: LA04/2016/2476/F	
Proposal: Installation of ballstop net to the pitch boundary adjacent to Oldpark Avenue	Location: Cliftonville Playing Fields Cliftonville Road Belfast BT14
Referral Route: Belfast City Council Application	
Recommendation:	
Applicant Name and Address: Belfast City Council Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: Doran Consulting Norwood House 96-102 Great Victoria Street Belfast BT2 7BE
<p>Executive Summary: The application seeks permission to install a 15m high ballstop net, 80m in length, along the boundary of Cliftonville Playing Fields at Oldpark Avenue. The main issues to be considered in the case are the impact on;</p> <ul style="list-style-type: none"> • Principle of development at this location • Residential amenity • Visual amenity <p>The proposal has been assessed against policy and is considered compliant.</p> <p>Consultees offered no objections to the scheme, there were no objections or representations.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	Description of Proposed Development Planning permission is sought for the installation of an 80 x 15m high ballstop net along the pitch boundary of Cliftonville Playing Fields.
2.0	Description of Site The site is located at Cliftonville Playing Fields, adjacent to Oldpark Avenue, Belfast. The boundary is denoted by 2.4m high perimeter fence, a gated lane way separates the playing fields and the dwellings at Oldpark Avenue. At present there is an existing ballstop fence measuring approximately 9m high running from No.75 to No.117 Oldpark Avenue as approved under Z/2013/0514/F. The site is located within the development limits of Belfast, it is predominantly residential in use characterised by two storey terraced and semi-detached dwellings.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History Z/2013/0514/F - 5-classbase primary school, sports changing pavilion, and a floodlit 3G sports pitch with perimeter fencing and 9m high ballstop fencing, with ancillary site works and hurling wall. Approved 24.02.2014
4.0	Policy Framework
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 – Parking, Access and Movement
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – No objection
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is for the erection of an 80m long by 15m high ball catch fence along the North Western boundary of Cliftonville Playing Fields. This is required in order to protect the rear gardens and properties of dwellings in Oldpark Avenue which back onto the playing field from damage from stray balls. Currently six houses have protection from an existing ballstop fence approved under Z/2013/0514/F. However this application seeks to increase the length of the fence to afford protection to additional properties

	<p>along Oldpark Avenue, the height will also increase from 9-15m.</p> <p>The fencing will have a minimal effect on the character and appearance of the area. The proposed fence is larger in height than the existing fence however it will provide more protection to those properties located along Oldpark Avenue. It is unlikely the fence will have any detrimental impact on the residential amenity of the properties and the mesh structure will allow light through and not cause overshadowing.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p> <p>The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development is in keeping with the recreational nature of the playing fields and given the mesh/netting nature of the nets there will be no significant adverse impact on residential amenity due to loss of light or overshadowing. No objections or representations were received. After taking into account all relevant information, including current planning policy, previous history and the current drawings approval is recommended.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>N/A</p>	

ANNEX	
Date Valid	22nd November 2016
Date First Advertised	9th December 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 117 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 119 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 121 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 123 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 125 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 127 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 129 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 53 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 55 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 57-59, Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 61 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 63 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 65 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 67 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 69 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 71 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 73 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 75 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 77 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 79 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ,</p>	

<p>The Owner/Occupier, 81-83, Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ, The Owner/Occupier, 85 Oldpark Avenue, Town Parks, Belfast, Antrim, BT14 6HJ,</p>	
Date of Last Neighbour Notification	6th December 2016
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>Ref ID: Z/2013/0514/F Proposal: 5-classbase primary school, sports changing pavilion, and a floodlit 3G sports pitch with perimeter fencing and 9m high ballstop fencing, with ancillary site works and hurling wall [Piling Risk assessment received) Address: Land adjacent to 160 Cliftonville Road, Belfast, Decision: PG Decision Date: 04.03.2014</p> <p>Ref ID: Z/1994/2591 Proposal: Erection of sports screen 57 m long x 10 m high Address: CLIFTONVILLE PLAYING FIELDS CLIFTONVILLE ROAD BELFAST BT14 Decision: Decision Date:</p>	
<p>Summary of Consultee Responses Environmental Health – no objection</p>	
<p>Drawing Numbers and Title 01 – Site Location 02 – Proposed plans 03 – Proposed elevations</p>	